

**MINUTES OF THE
BROWNFIELDS ADVISORY COMMITTEE**

Council Briefing Room, Third Floor of the City Hall Building, 101 West Abram Street

Monday, September 29, 2014

5:30 P.M.



City staff present included:

- Sarah Stubblefield, Planner, CD&P
- Marc Paustian, Utilities Environmental Analyst, Water Utilities

Brownfields Advisory Committee members present included:

- Glenn Troutman
- Sue Phillips
- Jack McCranie, representing Terracon Consultants

I. Completed Assessments

505 E. Lamar Boulevard/525 E. Lamar Boulevard (Lamar Development): Phase II accepted by the EPA on 6/30 and 6/19, respectively. Development has been progressing on the site.

307 E. Front Street/330 E. Division Street/201 N. East Street/500 E. Front Street (Division Street Redevelopment): Phase II accepted by the EPA on 8/6.

1201 E. Division Street (Eastern Star): Phase II accepted by the EPA on 9/24.

II. Continued Assessments

801 Orthopedic Way/813 Secretary Drive/815 Secretary Drive: TCEQ has requested additional pesticide and petroleum testing. EPA requested a new Phase I assessment be completed prior to approving grant funds for a Phase II assessment. TCEQ issued a determination letter, and the city received a notice to proceed on Phase I on 6/2. Phase I approved by EPA 9/2. We are proceeding with a Phase II assessment.

1608 N. Collins: The city will submit a petroleum assessment request to EPA, once a determination letter has been received from TCEQ. The city was authorized by Council to purchase this property at the 6/24 Council meeting. Phase I approved by EPA on 9/16. QAPP submitted to EPA on 9/29; EPA will complete an expedited review of the site.

106 Stadium (Atmos Energy): Notice to proceed given 5/15; Phase II assessment is underway. Completed additional testing requested by TCEQ, and the City is waiting for a response from the state agency.

401 E. Division Street/305 N. East Street (Wilkerson's): TCEQ continues to assess this site as a high risk site and will not issue a determination letter for this grant cycle. The property owner will have to pursue assessments independently of the brownfields grant.

110-122 Stadium Drive: Phase I assessment request approved on 5/14; assessments are underway. QAPPs approved by EPA and notice to proceed with Phase II issued on 9/29. Asbestos only testing; will also assess for groundwater testing.

III. New Assessments

2118 E. Abram Street: This site is just on the edge of the New York Ave strategy area, and is a part of the East Arlington revitalization target area. Phase I complete on 9/16; currently under review by City Staff prior to submittal to EPA.

IV. Municipal Setting Designations (MSDs)

912 & 920 N. Collins: Application is currently under review by TCEQ.

V. Other Information

Brochure/Program Outreach: Present BAC members reviewed a draft of the new Brownfields Program brochure (attached). It is a trifold that will be used for marketing the program with organizations such as Downtown Arlington Management Corporation, Arlington Board of Realtors, and the City's Economic Development department. The goal is to use Brownfields funds for major catalyst projects in the target areas.

Access Agreements: With new EPA processes, assessments are taking longer, and access agreements (originally for 90 days) are not able to be completed without multiple access agreements. New access agreements will be for at least 180 days, up to 365 days to allow for the complete assessment with one access agreement.

EPA Site-visit Scheduled: Our EPA Project Officer, Ana Esquivel, was on-site 9/30 to go over grant administration guidelines and site visits. We looked at the automotive sites on Division/Front streets, Eastern Star Home site, and the Lamar Development. We also visited some completed sites including Midtown Student Housing and Valley View Park.

Next Advisory Committee Meeting:

- The next Brownfields Advisory Committee meeting will take place **December 15, 2014 at 5:30 pm.**